



TALBOT COUNTY BOARD OF APPEALS

APPLICATION PROCEDURE FOR: CRITICAL AREA VARIANCE

This Application is limited to variances of Critical Area requirements to include the following activities: a.) Lot Coverage, b.) Construction activities within the 100 foot Shoreline Development Buffer, c.) Forestry.

Please read the attached material thoroughly. The documents in the application packet should be completed and delivered to the Talbot County Board of Appeals located in the Talbot County Planning Office. The filing fee is \$700.00, which includes a \$400.00 review fee & a \$300.00 deposit for advertising. Any portion of the advertising deposit not utilized will be returned. Checks shall be made payable to **Talbot County**, Maryland.

At the time the completed application is returned with all forms signed and dated, dates will be scheduled for your hearing, sign posting and other pertinent dates. The applicant/agent is responsible for noting & complying with these dates. Direct any questions to Chris Corkell, Administrative Assistant to the Board of Appeals Office at (410) 770-8040.

1. **Application for Variance:** Complete the "Purpose of Appeal". This informs the Board what the application is for. You may attach a typewritten sheet if additional space is needed. Please give a **detailed description** of your request.
2. **Critical Area Variance Requirements:** These documents contain standards as defined in §190-182 of the Talbot County Code that you will be required to address during the hearing. They are the basis for the appeal. All questions must be addressed, do not leave any questions unanswered.
3. **Adjacent Property Owners:** The Applicant/Agent is responsible for obtaining the names and addresses of all property owners contiguous to the subject property as stated in Chapter 20, § 20-10 of the Talbot County Code. For purposes of this Section, contiguous means all properties adjacent to and opposite said property, measured at right angles to any intervening road or street. Said mailed notice shall be directed to the address to which the real estate tax bill on property is sent. This information can be obtained by contacting Maryland Department of Assessment and Taxation at 410-819-5920 or on their web site at <http://www.dat.state.md.us>. A copy of the tax map is needed with subject property highlighted.

Water Front Property

For parcels fronting on the water, contiguous property owner(s) also include owners of property within 1,000 feet of the subject property, whose line of sight to the subject property is entirely over water.

4. **Posting Property, Chapter 20, § 20-9:** This statement informs the Applicant/Agent when and where a sign is to be posted. Should two signs be necessary, the Planning Office will inform the Applicant/Agent and posting locations will be designated.
5. **Sign Maintenance Agreement:** This agreement is signed by the Applicant/Agent. The sign is to be continuously maintained in a conspicuous location on the property for 15 days prior to the hearing and returned to the Planning Office within 5 days after the hearing date, or a substantial fine may be imposed. See insert in this package for posting of the sign.
6. **Location Directions:** The Applicant/Agent is responsible for providing detailed directions to the property in question.
7. **Site Plan:** The Applicant is responsible for preparing a site plan which includes: dimensions of property, location of all existing and proposed buildings, tree lines and proposed additions showing setbacks from property lines and names of adjoining roads, streams, or bodies of water. The site plan must be drawn to scale. Contact the Board of Appeals Office for number of site plans needed for your project along with (1) additional copy if within the 100' buffer, (1) additional copy if property is located on a state highway and (1) additional copy for any other agency that may need a copy for review.
8. **Written Acknowledgement:** When the Applicant is someone other than the owner of the property for which the variance is requested, the Applicant shall attach to the application a letter of authorization from the owner that he/she has reviewed the application and concurs with its content.

9. **Incomplete Application:** The application shall be delivered to the Talbot County Board of Appeals located in the Talbot County Planning Office. If the application is deemed incomplete in any respect, it will be returned to the applicant, and shall not be considered filed with the Department. Federal, State and/or local permits or approvals may be required to be obtained prior to application submittal.
10. **Covenants:** If your property has a covenant please provide a copy when application is submitted to this office.

INFORMATIONAL PURPOSES ONLY FOR CRITICAL AREA VARIANCE:

Please read and if you have any questions, contact the Board of Appeals Office, Chris Corkell, at 410-770-8040.

Public Hearing Notice: Public notice shall be given for a public hearing on an application for a variance by the Board of Appeals in accordance with the provisions set forth in Chapter 20, § 20-11 of the Talbot County Code.

Site Visit: A majority of the members of the Board of Appeals shall be required to visit the site for which the variance is requested before a hearing. All structures and piers must be staked when application is submitted to this office. However, a decision on a variance shall be decided upon the basis of the evidence of record.

Variance Time Limited: The Board of Appeals may impose a time limit within which a variance must be put into effect.

Recommendation of Planning Office: Before deciding any application for a variance the Board of Appeals shall seek the recommendation of the Planning Office. The Planning Office shall concern itself with the necessary findings when formulating its recommendations for a variance. The recommendations shall be considered by the Board of Appeals, and shall become a part of the record but shall not be binding upon the Board of Appeals. The Board of Appeals may request from the Planning Office such technical service, data, or factual evidence as will further assist the Board of Appeals in reaching decisions.

Board of Appeals Conditions of Approval: In granting variances, the Board of Appeals may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surroundings properties. Violations of such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and shall be subject to the provisions of Article IX, § 190-188 of the Talbot County Code and at the discretion of the Board of Appeals after notice and hearing, shall be grounds for termination or revocation of the variance.

The Administrative Assistant to the Board of Appeals may not give advice with regard to this application nor is she permitted to assist in the preparation.

This original package must be returned with original signatures and dates, please contact Board's Secretary for amount of copies needed.

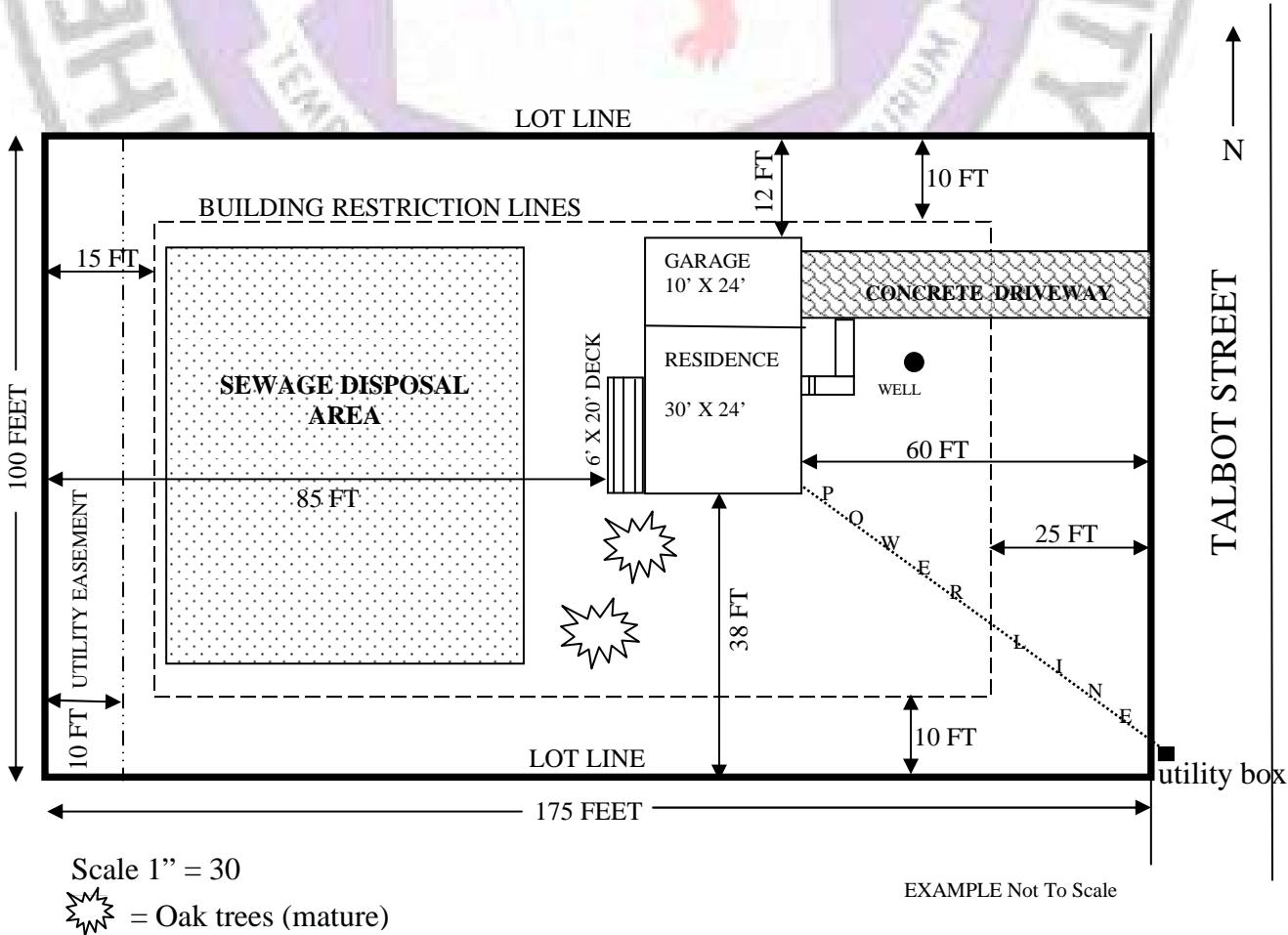


RESIDENTIAL VARIANCES, NONCONFORMING USES & SPECIAL EXCEPTIONS

SITE PLAN REQUIREMENTS

- Drawing must be to scale. The scale of the drawing and an arrow showing a direction of North, must be noted on the plan.
- Show all boundary lines and lot size.
- Location and dimensions and use of all existing and proposed buildings and structures on the site. Distances from property lines, or setback (setbacks from tidal and non tidal wetlands, 100 foot shoreline development buffer from Mean High Water, streams, steep slopes, state highway, etc.,) to the proposed structure. Measurements need to be taken from the closest point of the structure. Measurements from decks only if structurally connected to the dwelling. Show streams and label bodies of water.
- Show location of underground power lines and all other utility lines & boxes.
- Show forest cover on site, individual standing mature trees and all areas of forest to be cleared.
- Location, name or number of all streets and alleys adjacent to the site. Show any on site or off site easements or private roads that provide access between the site and public road.
- Location of on-site parking and driveways (provide space for at least two cars).
- Show location of well and proposed or existing location of septic tank and drain field (and reserve drain field), as specified by the Health Department.

EXAMPLE SITE PLAN





OFFICIAL USE ONLY

Hearing Date _____
Appeal No. _____
Filing Date _____
Amount Paid _____
Neighbors
Notified _____
Petitioners
Notified _____

To the Honorable, the Talbot County Board of Appeals,

Pursuant to the provisions of the Talbot County Zoning Ordinance for Talbot County, Maryland enacted May 16, 1953, or as amended, request is hereby made for:

- _____ Variances (Critical Area)
- _____ Variances (Non-Critical Area)
- _____ Administrative Appeal
- _____ Special Exception or Modification
- _____ Nonconforming Uses
- _____ Nonconforming Structures or Lots

Purpose of Appeal: State fully the kind of variance desired and reasons therefore. Please give a **detailed description**, may be written or typed on a separate page if needed, label as Attachment A.

Location of Property: _____

Tax Map _____ **Grid** _____ **Parcel** _____ **Lot** _____ **Size** _____ **Zone** _____

Property Owner: _____

Address of Owner: _____

Telephone Number: _____ () _____ **Election District** _____

Applicant's name, address & telephone number if different from owner: _____

Has above property ever been subject of previous Board of Appeal Proceeding? _____
If so, give Application number(s) and date(s) _____

I (we) hereby certify, under penalty of perjury, that the matters and facts set forth in the a foregoing Appeal are true to best the best of my (our) knowledge and belief.

Applicant's/Agent's Signature

IMPORTANT: APPLICATIONS ON WHICH ALL REQUIRED INFORMATION IS NOT FURNISHED WILL BE RETURNED FOR COMPLETION BEFORE PROCESSING, AND SHALL NOT BE CONSIDERED FILED WITH THIS DEPARTMENT.



Appeal No. _____

Name(s) & Addresses of the adjacent property owners. (Chapter 20, § 20-10) of the Talbot County Code.

Name and Address	Map	Grid	Parcel & Lot #

Applicant Signature

Date



TALBOT COUNTY BOARD OF APPEALS

“ CRITICAL AREA VARIANCE STANDARDS”

Appeal No. _____

Hearing Date: _____

Chapter 190 Zoning – Talbot County Code

Talbot County Board of Appeals – see Chapter 20
Article IX, § 190-182 - Variances

Variances: To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance shall not be granted unless and until the applicant has demonstrated that:

The applicant for a variance shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion to all questions of fact, which are to be determined by the Board of Appeals.

In order to grant a variance to the Critical Area provisions of Chapter 190, the Planning Director or Board of Appeals must determine that the application meets all of the following criteria:

- (a) Special conditions or circumstances exist that are peculiar to the land or structure such that a literal enforcement of the provisions of this chapter would result in unwarranted hardship.

Applicant Response:

- (b) A literal interpretation of the Critical Area requirements of this chapter will deprive the property owner of rights commonly enjoyed by other property owners in the same zoning district.

Applicant Response:

- (c) The granting of a variance will not confer upon the property owner any special privilege that would be denied by this chapter to other owners of lands or structures within the same zoning district.

Applicant Response:

(d) The variance request is not based on conditions or circumstances which are the result of actions by the applicant, including the commencement of development activity before an application for a variance has been filed, nor does the request arise from any condition relating to land or building use, either permitted or nonconforming, on any neighboring property.

Applicant Response:

(e) The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat, and the granting of the variance will be in harmony with the general spirit and intent of the state Critical Area Law and the Critical Area Program.

Applicant Response:

(f) The variance shall not exceed the minimum adjustment necessary to relieve the unwarranted hardship.

Applicant Response:

(g) If the need for a variance to a Critical Area provision is due partially or entirely because the the lot is a legal nonconforming lot that does not meet current area, width or location standards, the variance should not be granted if the nonconformity could be reduced or eliminated by combining the lot, in whole or in part, with an adjoining lot in common ownership.

Applicant Response:

Note: Within the Critical Area, if a request for a variance arises regarding nonconforming lots of record, the applicant must demonstrate and the Board of Appeals must find that criteria [a] through [g] above have been met and further that, due to the pattern of lot ownership, it is not possible to reconfigure or consolidate lots so as to permit compliance with this Ordinance.

All standards above must be addressed, do not leave any questions unanswered.

County action will be predicated upon the applicant's compliance with the above.

The Applicant shall provide evidence of compliance with Chapter 190, Article II, Regulations for specific land uses and § 190-147, as applicable.

The Applicant is responsible for providing compliance with each finding and requirement, and consistency with Chapter 190 of the Talbot County Code and the intent of the critical area law.

Date

Signature of Applicant or
Designated Agent

References:

- 1. Talbot County Comprehensive Plan
- 2. Talbot County Code
- 3. File

All proposed structures and piers must be staked out prior to the Board’s site visit.





SIGN MAINTENANCE AGREEMENT

I (we), the petitioner(s) of this appeal, agree that I (we) will be responsible for the continuous maintenance, during the period prior to the hearing date, of the sign which I (we) agree to have posted on the property for purposes of this hearing. I (we) further agree to notify the Board of Appeals if at any time during the required posting period this sign is not properly posted.

Said sign is to be returned to the Office of Planning and Zoning the night of the hearing or within five (5) days after the hearing.

Filing Date	Applicant's/Agent's Signature
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Posting Date	Applicant's/Agent's Signature
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SIGN AFFIDAVIT

I hereby affirm under penalties of perjury that the subject property was posted as required on _____ (date) and to the best of my knowledge, information and belief the posting remained in place until _____ (date).

____ Check if sign was returned the night of Applicant's hearing.

Signature of Applicant/Agent

INFORMATIONAL PURPOSES ONLY (Posting of Sign)

Notification: Unless otherwise expressly provided by law, all notices to the general public required by the terms of the Talbot County Code, Chapter 20, shall be accomplished as follows:

Posting of Property: The applicant shall post the property by erecting a sign furnished by the Board at least 15 days prior to the public hearing. The sign shall be located on the property, nearly centered between its two side property lines, and within 10 feet from the most traveled public road. If no public road abuts the property, the sign shall be located so that the public will most readily see it. Signs shall be posted conspicuously and continuously maintained upright, visible, and free from obstruction by vegetation or otherwise, through the conclusion of all public hearings. The sign furnished by the Planning Office shall not be less than two (2) feet high and two (2) feet wide, and shall bear the words: NOTICE ZONING APPLICATION PENDING. Phone 410-770-8030 for information.

At the hearing, it shall be the duty of the applicant to prove by affidavit that he has fully complied with this provision and has continuously maintained the sign or other posting in compliance with this provision up to the time of the hearing.

If the applicant is a person other than the owner, his attorney, agent or a person otherwise privy with the owner and the applicant files an affidavit stating that the owner is unwilling to permit the posting of any such sign, the posting shall be made by the Planning Officer.



Appeal No. _____

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

In accordance with Chapter 20, of the Talbot County Code, notice is hereby given that a public hearing will be held in the **Bradley Meeting Room, Court House, South Wing, 11 North Washington Street, Easton, Maryland** on **(Date & Time)** by the Talbot County Board of Appeals to hear the following petition:

Applicant(s), Name(s) _____

are/is requesting a (Variance, Special Exception or Administrative Appeal) _____

***Define Specific Request – see reverse side for examples:**

Request is made in accordance with Chapter 190 Zoning, Subdivision and Land Development Article, _____ §190-_____ of the Talbot County Code. Property is located on _____ in the _____ Zone, (**Refer to Talbot County Zoning Maps**). Property owner(s) are/is (Names on Deed) _____ and the property is located on Tax Map _____ Grid _____ Parcel _____, Lot _____. All persons are notified of said hearing and invited to attend. **The Board reserves the right to close a portion of this hearing as authorized by Section 10-508 (a) of the Maryland Annotated Code.**

(SEE EXAMPLES ON NEXT PAGE)



(EXAMPLES)

Special Exception: Applicant(s), (Name of Applicant/Business) is seeking a special exception to establish two (2) commercial green houses and a plant nursery for retail use. Request is made in accordance with Chapter 190, Article IX, § 190-180 of the Talbot County Code.

Special Exception & C/A Variance: Applicant(s), (Name of Applicant/Business) is requesting a Special Exception to construct a 190 foot high wireless telecommunications tower with an 8 foot lightning rod for a total of 198 feet and equipment shelter within a 30' x 80' fenced area. Applicant is also requesting a variance of the 25 foot non-tidal wetland buffer to 0 feet to upgrade an existing road to provide access to the proposed tower. Request is made in accordance with Chapter 190, Article III, § 190-16, §190-105, Article VI, § 190-139, Article IX, §190-180 and § 190-182 of the Talbot County Code.

Floodplain Variance: Applicant(s), (Name of Applicant/Business) is seeking a variance of the strict elevation requirements for the lowest floor of their renovated accessory structure which constitutes substantial improvements in a floodplain. The flood protection elevation for this structure is 8 feet; the accessory structure floor height is built at 6.34'. Request is made in accordance with Section 70-21 B of the Talbot County Floodplain Management Ordinance.

Critical Area Variance: Applicant(s), (Name of Applicant/Business) is requesting five (5) variances of the 100 foot Shoreline Development Buffer to (1) Convert an existing patio to a screened porch with deck above, located 34'-8" from Mean High Water; (2) In ground pool 16' x 30' located 39'-7" from MHW; (3) Concrete deck located 36'-5" from MHW; (4) Construct a 24' x 24' detached garage with attached 6' x 12' storage building located 63'-4" from MHW; (5) Vertical expansion and additions no closer than 40'-8". The current residence is 42'-7" from Mean High Water. Request is made in accordance with Chapter 190, Article II, § 190-14 B, Article VI, § 190-139 and Article IX, § 190-182 of the Talbot County Code.

Non-Critical Area Variance: Applicant(s), (Name of Applicant/Business) is requesting a variance of the required 50' side yard setback to 33' to construct a 1,700 square foot deck connected to the residence including an octagon gazebo. Request is made in accordance with Chapter 190, Article II, § 190-13 E and Article IX, § 190-182 of the Talbot County Code.

Reasonable Accommodations for a Disabled Citizen & Critical Area Variance: Applicant(s), (Name of Applicant/Business) are requesting a variance of the 100' Shoreline Development Buffer for an existing concrete walkway located 0' from Mean High Water. Request for the walkway is to allow for the reasonable accommodations of a disabled citizen. Request is made in accordance with Chapter 190, Article II, § 190-14 B, Article VI, § 190-139, Article IX, § 190-181 of the Talbot County Code.

Administrative Appeal: Applicant(s), (Name of Applicant/Business) have filed an Administrative Appeal under § 134-17 of the Talbot County Code, contending that the Talbot County Engineer, _____erred by denying a waiver of § 134-16, private road standards. Request is made in accordance with Chapter 190, Article IX, § 190-179 of the Talbot County Code.



Appeal No. _____

Talbot County Department of Planning and Zoning
28712 Glebe Road, Suite 2
Easton, Maryland 21601
410-770-8030

Independent Procedures Disclosure and Acknowledgement Form

Proposed Project Name: _____
Physical Address of Property: _____
Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Zone: _____
Name of Applicant: _____
Phone Number(s): _____
Applicant Agent: _____
Phone Number(s): _____
Property Owner: _____
Phone Number(s): _____

Applicant acknowledges and understands:

1. This Application may be subject to local, state and federal laws, Ordinances, rules, or regulations (hereafter “Laws”) other than those that the Office of Planning & Zoning or Board of Appeals reviews, administers, or applies in connection with this review.
2. Other agencies, including but not limited to the Talbot County Health Department, Division of Environmental Health, Maryland Department of the Environment, U.S. Army Corps of Engineers, Maryland Department of Natural Resources, US Fish and Wildlife Service and others may also have review authority over the project or development proposed in the application.
3. Applicant remains solely responsible for compliance with all applicable laws, ordinances, rules, or regulations.
4. Applicant understands that review of this Application does not necessarily Include review of any other applicable laws.
5. Applicant understands that neither the Office of Planning & Zoning nor any of its employees has authority to grant permission or approval of any project or proposed development that violates any applicable law, ordinance, rule, or regulation of Talbot County, Maryland, and that any such approval issued in error has no enforceable legal effect.
6. Applicant understands that any issued by the Office of Planning & Zoning or by the Board of Appeals does not necessarily guarantee or assure the applicant that this project or proposed development may proceed.

I HEREBY CERTIFY that I have read, acknowledge, and understand the foregoing.

(SEAL)
Applicant

(SEAL)
Applicant/Agent

For Office Use Only: Date Received: _____
Comments: _____



Detailed Directions to Applicant's Property:

Site Visits: A majority of the members of the Board of Appeals shall be required to visit the site before a hearing. However, a decision on an appeal before the Board of Appeals shall be decided upon the basis of the evidence of the record.

Decision: A written decision will be prepared containing a statement as to the findings of fact and the conclusions of law upon which such decision is based. The Board's Attorney will render a written decision within 30 days after completion of the hearing. Any person aggrieved by any decision of the Board may appeal the same to the Talbot County Circuit Court within thirty (30) days of the Board's written decision.

Building Permit: Upon the Written Decision from the Board of Appeals and compliance of any conditions imposed you may then apply for your building permit. Permit Applications need to be submitted to Talbot County Permits & Inspections Office.